

MEMORANDUM

April 13, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

12

Petition No. Z-2444
Isadore Minkin Trust
1190 VFW Parkway,
West Roxbury

Petitioner seeks an extension of a non-conforming use and five variances to erect a two story and basement addition to a nursing home in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 9-1. An extension of a non-conforming use greater than 25% of the existing area of such use is forbidden.		
Section 10-1. Parking not allowed in front yard.		
Section 14-2. Lot area for additional unit is insufficient.	4000 sf/du	777 sf/du
Section 18-1. Front yard is insufficient.	30 ft.	25 ft.
Section 20-1. Rear yard is insufficient.	50 ft.	20 ft.
Section 23-1. Off street parking is insufficient.	48 spaces	40 spaces

The property, located on VFW Parkway between Baker Place and Barnes Street, contains a two story 101 bed nursing home. The proposed 80 bed extension far exceeds the present residential densities in this area and would be out of character with existing single family residences that would abut it. Current and planned parking spaces are insufficient; two curb cuts are indicated on the plan whereas more than one should be permitted on this heavily travelled artery. The Local Advisory Council is opposed. The Board of Appeal denied a similar petition a year ago; the Authority concurred.
Recommend denial.

VOTED: That in connection with Petition No. Z-2444, brought by Isadore Minkin Trust, 1190 VFW Parkway, West Roxbury, for an extension of a non-conforming use and five variances to erect a two story and basement addition to a nursing home in a single family (S-.5) district, the Boston Redevelopment Authority recommends denial. The proposal far exceeds the present residential densities in this area and would be out of character with existing single family residences that would abut it. Current and planned parking spaces are insufficient; two curb cuts are indicated on the plan whereas no more than one should be permitted on this heavily travelled artery. The Local Advisory Council is opposed.

Board of Appeal Referrals 4/13/72

Petition No. Z-2447
Kimon Sirafos
104-106 Bigelow Street,
Brighton

Petitioner seeks a forbidden use and three variances to erect a two family dwelling in a single family (S-.5) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A two family dwelling is forbidden in an S-.5 district.		
Section 14-3. Lot width is insufficient.	60 ft.	50 ft.
Section 14-4. Street frontage is insufficient.	60 ft.	50 ft.
Section 18-1. Front yard is insufficient.	30 ft.	11 ft.

The property, located on Bigelow Street near the intersection of Charlesview Street, contains 12,158 square feet of vacant land. The residence will be consistent with the existing character of the neighborhood. The abutting properties will not be significantly affected by the width and yard deficiencies. Recommend approval.

VOTED: That in connection with Petition No. Z-2447, brought by Kimon Sirafos, 104-106 Bigelow Street, Brighton, for a forbidden use and three variances to erect a two family dwelling in a single family (S-.5) district, the Boston Redevelopment Authority recommends approval. The residence will be consistent with the existing character of the neighborhood. The abutting properties will not be significantly affected by the width and yard deficiencies.



Z-2447
104-106 BIGELOW ST.
(BRI.)

Board of Appeal Referrals 4/13/72

Petition No. Z-2449
Frederick A. Stahl
57 Hancock Street, Boston

Petitioner seeks a conditional use permit and a variance for a change of occupancy from a two family dwelling to a three family dwelling in an apartment (H-2-65) district. The proposal violates the code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A dwelling converted for more families and meeting one half the open space requirement is conditional in an H-2-65 district.		
Section 17-1. Open space is insufficient.	150 sf/du	94 sf/du

The property, located on Hancock Street at the intersection of Myrtle Street, contains a five story masonry structure. Petitioner proposes to remodel the fourth floor for a rental apartment. The proposal is compatible with existing neighborhood density. There will be no exterior changes. Recommend approval.

VOTED: That in connection with Petition No. Z-2449, brought by Frederick A. Stahl, 57 Hancock Street, Boston, for a conditional use and a variance for a change of occupancy from a two family dwelling to a three family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. The conversion is compatible with existing neighborhood density. There will be no exterior changes.



Z-2449
57 HANCOCK ST.
(B.P.)

Board of Appeal Referrals 4/13/72

Petition No. Z-2451
Harold Brown
1103-1115 Commonwealth Avenue &
2-6 Brighton Avenue, Brighton

Petitioner seeks a conditional use permit for a change of occupancy from stores, bowling alley and offices to retail stores, bowling alley, restaurant, offices, bank, sale and installation of batteries, seat covers, tires and similar automotive parts in a general business (B-2) district. The proposal violates the code as follows:

Section 8-7. An auto repair garage is conditional in a B-2 district.

The property, located at the intersection of Commonwealth and Brighton Avenues, contains a one story commercial structure. The proposal, in effect, will legalize the existing automotive service which includes the sale and installation of batteries, seat covers, tires, mufflers, brakes and ball joints. The facility is consistent with similar uses in this auto oriented area. Recommend approval.

VOTED: That in connection with Petition No. Z-2451, brought by Harold Brown, 1103-1115 Commonwealth & 2-6 Brighton Avenues, Brighton, for a change of occupancy from stores, bowling alley and offices to retail stores, bowling alley, restaurant, offices, bank, sale and installation of batteries, seat covers, tires and similar automotive parts in a general business (B-2) district, the Boston Redevelopment Authority recommends approval. This existing facility is consistent with similar uses in this auto oriented area.

Z-2451

1103-1115 COMMONWEALTH AVE.

2-6 BRIGHTON AVE.
(BRI.)





Z-2452
56 GREEN ST.
(Chsn.)

Board of Appeal Referrals 4/13/72

Petition No. Z-2456
Frederick and Mary Lightbody
92 Eutaw Street
East Boston

Petitioner seeks three variances to erect a one story addition to a single family dwelling in an apartment (H-1) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Prop.</u>
Section 15-1. Floor area ratio is excessive.	1.0	1.05
Section 17-1. Open space is insufficient.	400 sf/du	203 sf/du
Section 20-1. Rear yard is insufficient.	10 ft.	0

The property, located on Eutaw Street near the intersection of Brooks Street, contains a 1½ story frame structure. The rear extension, which will be utilized as a dining area, will not affect the neighborhood density. Recommend approval.

VOTED: That in connection with Petition No. Z-2456, brought by Frederick and Mary Lightbody, 92 Eutaw Street, East Boston, for three variances to erect a one story addition to a single family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. The residential extension will not affect the neighborhood density.



Board of Appeal Referrals 4/13/72

Petition No. Z-2457
Financial Approaches and Investment
Technique LTD., Inc.
460-464 Blue Hill Avenue,
Roxbury

Petitioner seeks a conditional use for a change of occupancy from garage and sales office to a school and junior college in a general business (B-1) district. The proposal violates the code as follows:

Section 8-7. A college or university granting degrees by the authority of the Commonwealth of Massachusetts is conditional in a B-1 district.

The property located on Blue Hill Avenue near the intersection of Geneva Avenue in the Model Cities area contains two story masonry structures. The Model Cities Program is presently occupying a major portion of the structure and operates the junior college. The primary school, grades 1-6, is an experimental state funded program and is also in operation. The former vacant structure is being substantially rehabilitated. Public transportation is proximate to the site. The proposal complies with required code conditions. Recommend approval.

VOTED: That in connection with Petition No. Z-2457, brought by Financial Approaches and Investment Technique Ltd., Inc., Walter J. Little, 460-464 Blue Hill Avenue, Roxbury, in the Model Cities area, for a conditional use permit for a change of occupancy from garage and sales office to a school and junior college in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. The junior college is operated by the Model Cities program, the primary school is an experimental state funded program for children in grades one through six. Public transportation is proximate to the site. The proposal complies with required code conditions.

2-243
O-464 BLUE HILL AVE
(ROX.)



Board of Appeal Referrals 4/13/72

Petition No. Z-2459
Merit Realty Trust
1581 Commonwealth Avenue
& 67-73 Washington Street
Brighton

Petitioner seeks a conditional use for a change of occupancy from retail stores to restaurant, office, stores and tavern in a local business (L-1) district. The proposal violates the code as follows:

Section 8-7. Sale over the counter of on premises prepared food or drink for off premises consumption or for on premises consumption if, as so sold, such food or drink is ready for take out, is conditional in an L-1 district.

The property, located at the intersection of Commonwealth Avenue and Washington Street, contains a one-story commercial structure. The proposal will legalize existing uses consistent with the residential-small business character of the area. Recommend approval.

VOTED: That in connection with Petition No. Z-2459, brought by Merit Realty Trust, 1581-1597 Commonwealth Avenue and 67-73 Washington Street, Brighton, for a change of occupancy from retail stores to restaurant, office, stores, and tavern in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The proposal will legalize existing uses consistent with the residential - small business character of the area.



Z-2459

1581-97 COMMONWEALTH
AVE.

67-73 WASHINGTON ST.

(BR1)

Board of Appeal Referrals 4/13/72

Petition No. Z-2460
St. Margaret's Hospital
22-25 Everett Avenue
Dorchester

Petitioner seeks a forbidden use and four variances to utilize premises for the parking of 35 cars in a residential (R-.8) district. The proposal violates the Code as follows:

	<u>Req'd</u>	<u>Proposed</u>
Section 8-7. A parking lot is forbidden in an R-.8 district.		
Section 18-1. Front yard is insufficient (Everett Avenue)	25 ft.	0
Section 19-1. Side yard is insufficient	10 ft.	0
Section 18-4. Front yard is insufficient (Jerome Street)	25 ft.	0
Section 20-1. Rear yard is insufficient	40 ft.	0

The property, located on Everett Avenue at the intersection of Jerome Street, contains 12,682 square feet of vacant land. The proposed facility at the rear of the hospital will provide some relief from the critical on-street parking problem in the neighborhood. The staff recommends that the facility be adequately landscaped and screened from adjoining residences. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2460, brought by St. Margaret's Hospital, 22-26 Everett Avenue, Dorchester, for a forbidden use and four variances to utilize premises for the parking of 35 cars in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval provided the facility is adequately landscaped and screened from adjoining residences.



Board of Appeal Referrals 4/13/72

Petitions Nos. Z-2467-2469
Boston Redevelopment Authority
Peabody Construction Company (Developer)
755 Tremont Street, 155 Northampton St.
1701 Washington Street, Boston

Petitioner seeks eight variances to erect three 8 story 78 unit apartment dwellings for the elderly in a local business (L-2) district and general business (B-2) district. The proposal violates the code as follows:

<u>755 Tremont Street</u>	<u>Req'd</u>	<u>Proposed</u>
Section 15-1. Floor area ratio is excessive.	2.0	2.1
Section 18-1. Front yard is insufficient.	20 ft.	17 ft.
Section 23-9. Off street parking facilities do not have appropriate maneuvering areas nor access to the street.		

155 Northampton Street

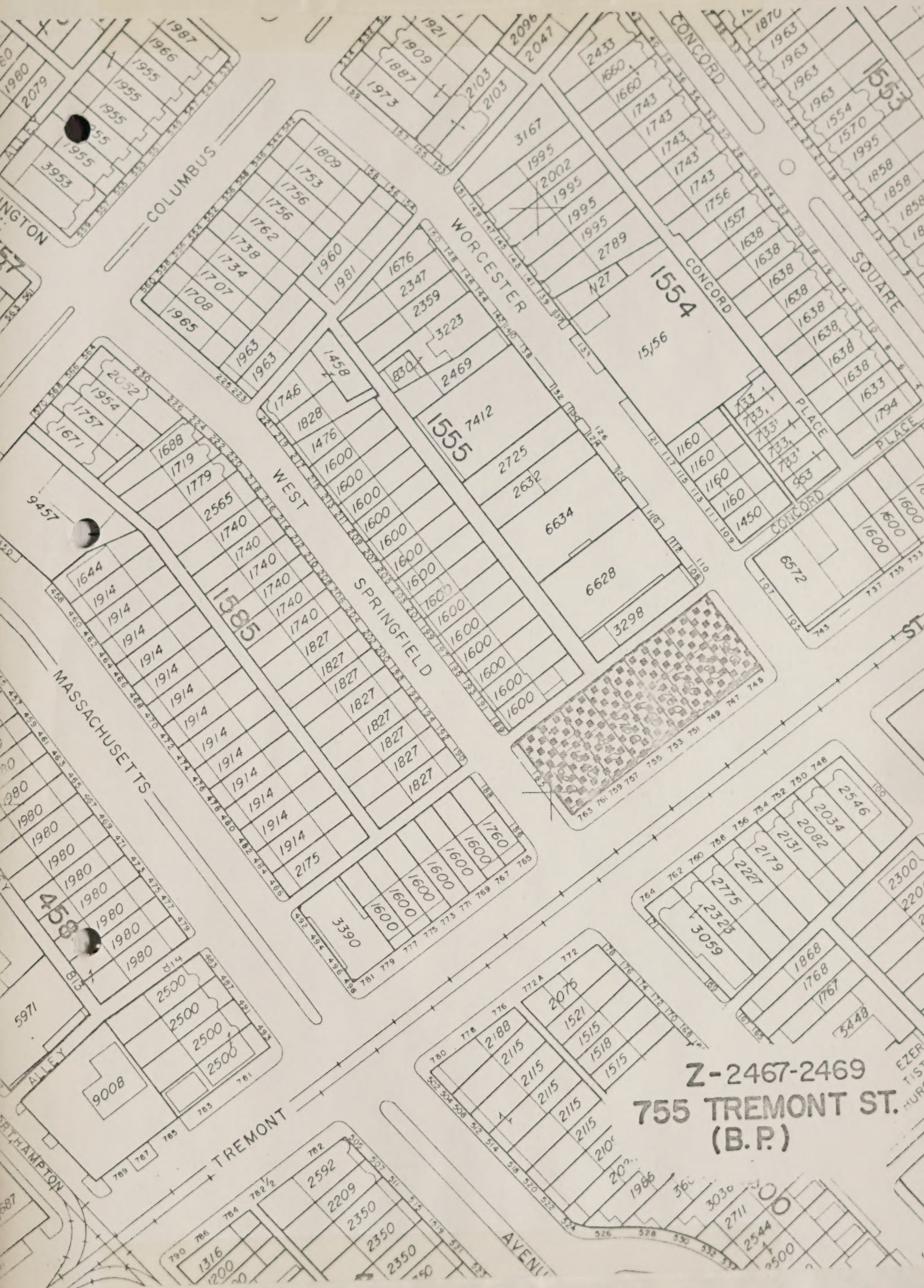
Section 15-1. Floor area ratio is excessive.	2.0	2.5
Section 18-1. Front yard is insufficient.	20 ft.	16 ft.
Section 10-1. Parking not allowed in front yard.		

1701 Washington Street

Section 15-1. Floor area ratio is excessive.	2.0	2.2
Section 23-9. Off street parking facilities do not have appropriate maneuvering areas nor access to the street.		

The properties, located in the South End Urban Renewal Area, contain approximately 20,000, 18,000 and 19,000 square feet of vacant land respectively. These sites will be developed on a "turnkey" basis and upon completion conveyed to the Boston Housing Authority. Public transportation and shopping are conveniently located. Adequate and appropriate facilities will be provided for the proper operation of the developments. Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2467-2469, brought by Boston Redevelopment Authority and Peabody Construction Company (Developer), 755 Tremont Street, 155 Northampton Street and 1701 Washington Street, in the South End Urban Renewal Area, for eight variances to erect three, eight story 78 unit apartment dwellings in a local business (L-2) and general business (B-2) district, the Boston Redevelopment Authority recommends approval. The sites are appropriate for elderly housing. Public transportation and shopping facilities are conveniently located.



Z-2467-2469

155 NORTHAMPTON ST.
1701 WASHINGTON ST.

(B.P.)

